



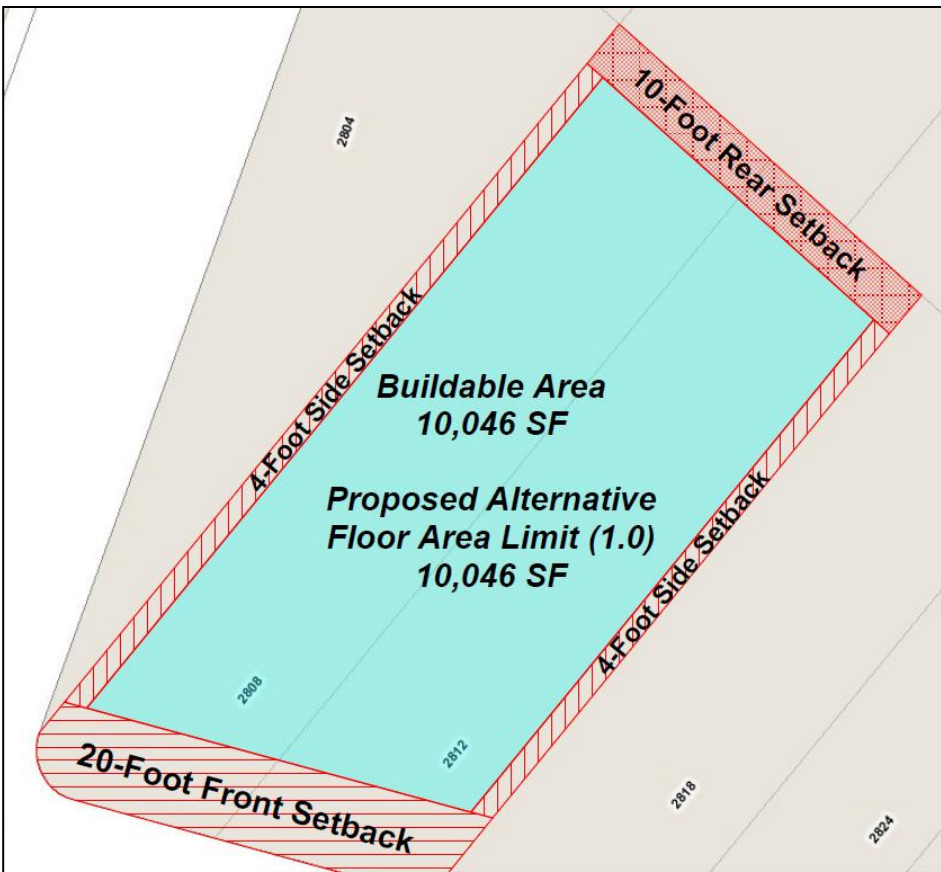
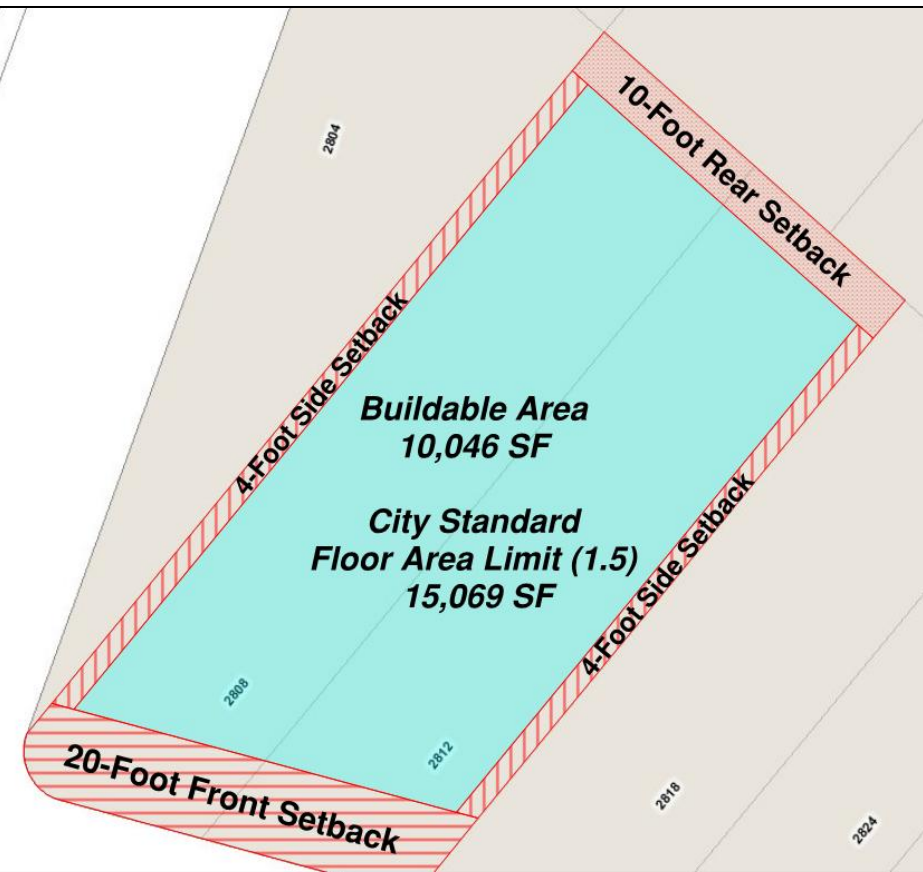
Planning Commission Meeting
March 22, 2012

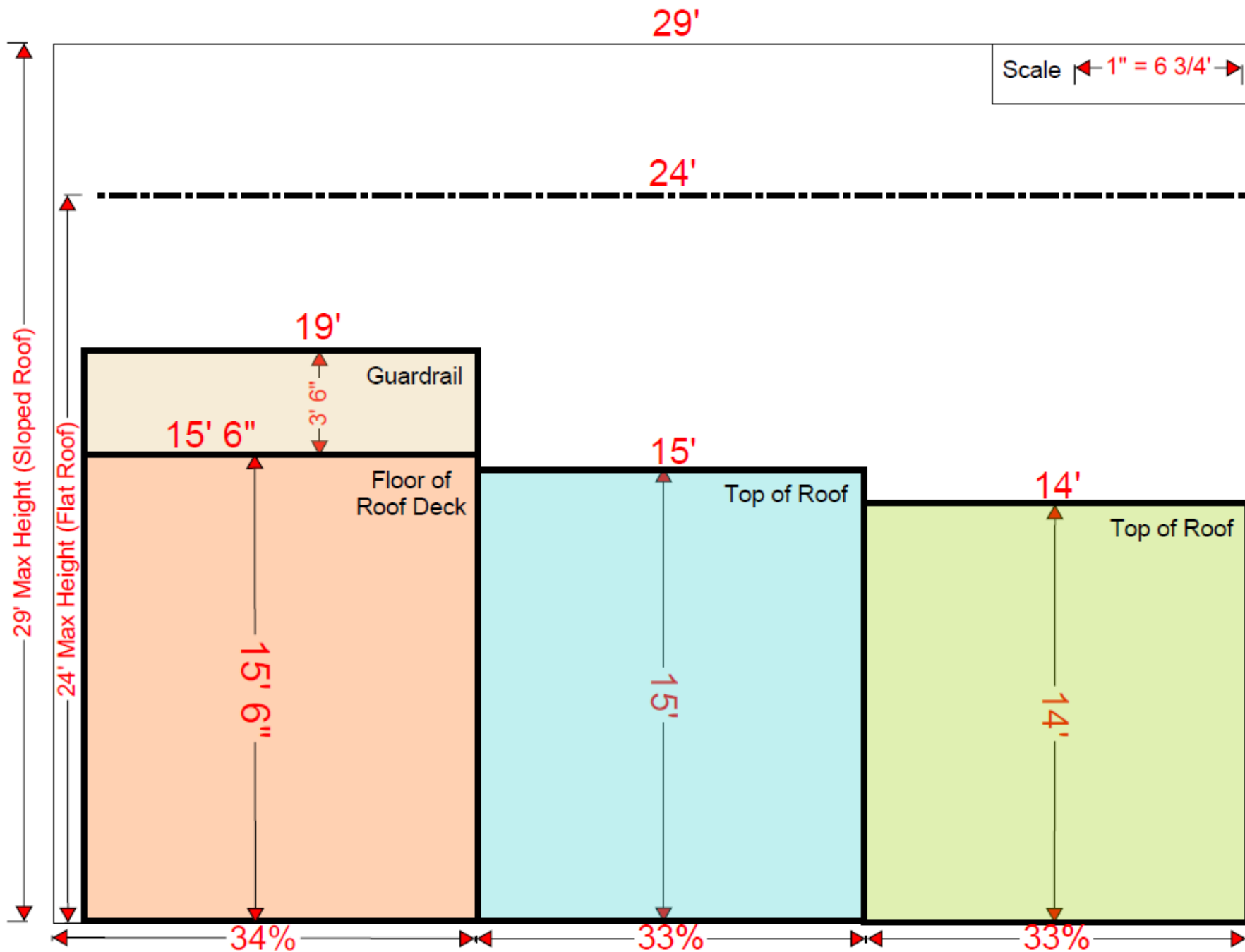
2808 and 2812 Ocean Boulevard Lot Merger (PA2011-141)
Alternative Development Standards Review



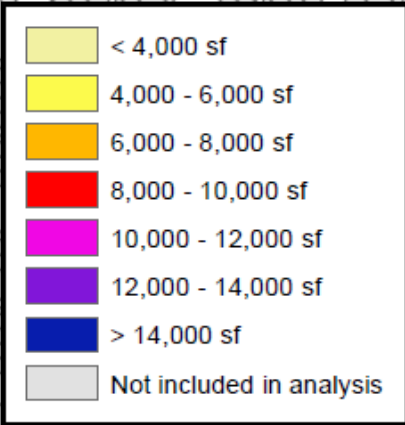
Comparison of Development Standards

Development Standards	City	Applicant's Proposed Alternative
Maximum Floor Area Limit (FAL)	1.5 x buildable area	1.0 x buildable area
Maximum Height Limit Measured from Established Grade (70.2' NAVD)	24 feet (flat roof/top of railing or parapet)	34% up to 15'6" (floor of roof deck) 33% up to 15' (measured to top of roof) 33% up to 14' (measure to top of roof)





PA2011-141
R-1 and R-2 lot sizes



Materials Received
Item No. 3b
2808 and 2812 Ocean Boulevard Lot Merger
PA2011-141

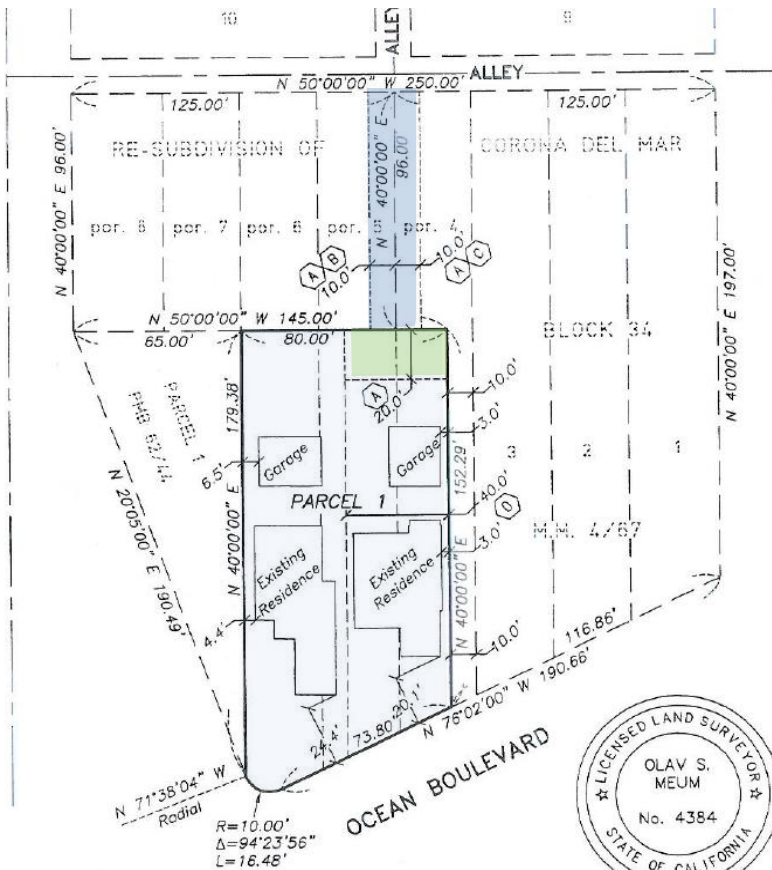
Comparison of Lot Sizes

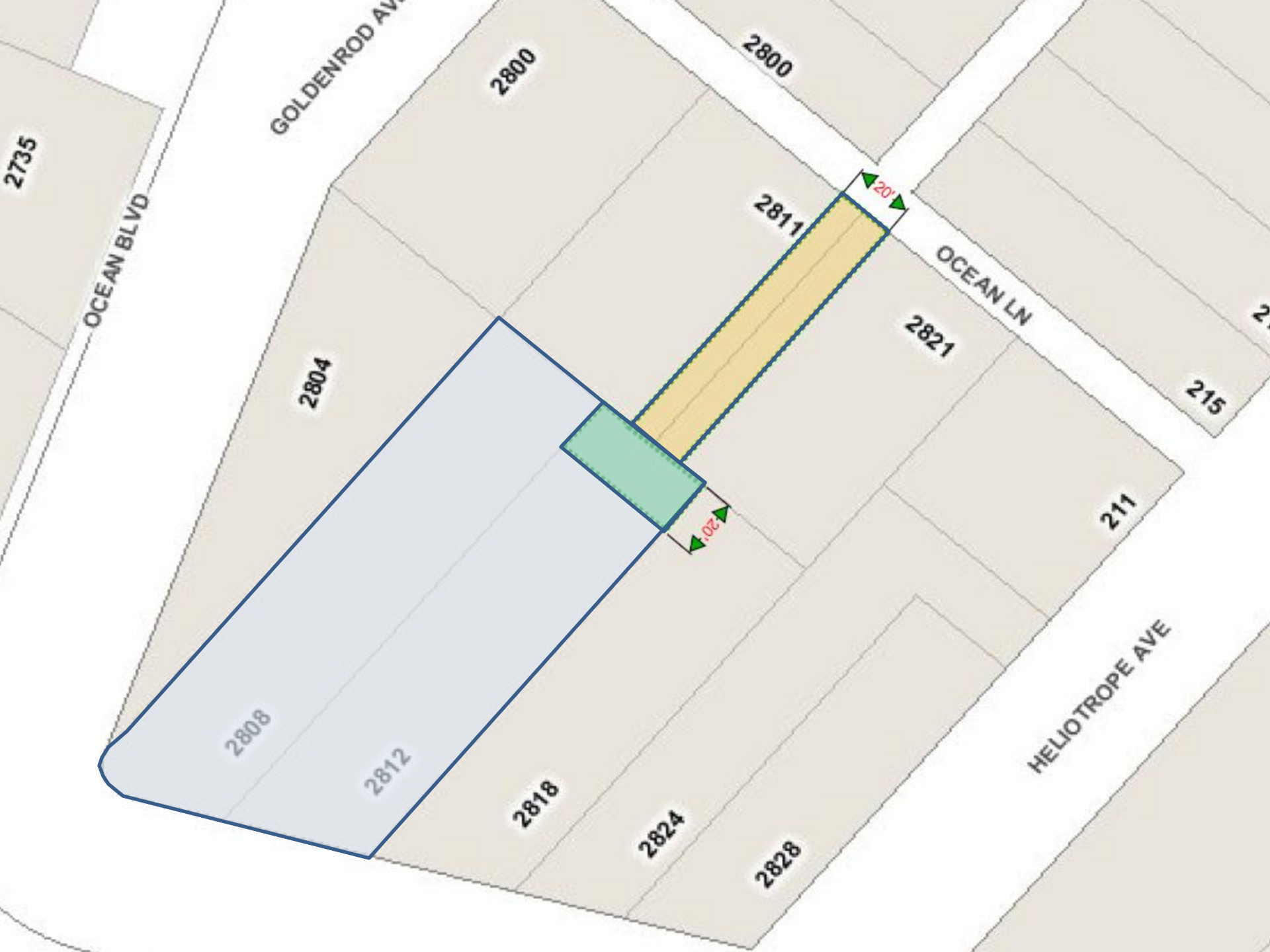
Property	Total Area (approximately)	Width (at widest point)
R-1 Zoning District Interior Lot Standards:	5,000 sq. ft.	50 feet
2808 Ocean Blvd.	7,217 sq. ft.	40 feet
2812 Ocean Blvd.	6,483 sq. ft.	40 feet
Proposed Merged Lot	13,699.58 sq. ft.	80 feet
Comparable Properties Adjacent to the inland side of Ocean Blvd.		
2900 Ocean Blvd.	13, 326 sq. ft.	66 feet
2908 Ocean Blvd.	10,049 sq. ft.	78 feet
3222 Ocean Blvd.	14,579 sq. ft.	111 feet





GOLDENROD AVENUE











	2808 Ocean Blvd Property "A"	2812 Ocean Blvd Property "B"	Total ("A" + "B")	Merged Property	
Lot Area	7,194 sq ft	6,499 sq ft	13,693 sq ft	13,693 sq ft	13,693 sq ft
Development Standards					Proposed Alternative Development Standards
Setbacks: Front Rear Sides	20 ft 10 ft 3 ft per side	20 ft 10 ft 3 ft per side	20 ft 10 ft 3 ft per side	20 ft 10 ft 4 ft per side	Same
Setback Areas (Total Sq Ft)	2,432 sq ft	2,332 sq ft	4,764 sq ft	3,647 sq ft	Same
Total Buildable Area	4,762 sq ft	4,167 sq ft	8,929 sq ft	10,046 sq ft	Same
Floor Area Limit (FAL)	7,143 sq ft (1.5 FAL)*	6,251 sq ft (1.5 FAL)*	13,394 sq ft (1.5 FAL)*	15,069 sq ft (1.5 FAL)*	10,046 sq ft (1.0 FAL)*
Floor Area Ratio (FAR)	.99	.96	.98	1.10	.73
Height (flat roof/sloped roof) Measured from: Established Grade of 70.2' (NAVD88)	24 ft/29 ft	24 ft/29 ft	24 ft/29 ft	24 ft/29 ft	34% up to 15'6" (floor of roof decks)** 33% up to 15' (top of flat roof) 33% up to 14' (top of flat roof)

Table 2: Development Standards

	2808 Ocean Blvd. Property "A"	2812 Ocean Blvd. Property "B"	Total ("A" + "B")	Proposed Property (as merged)	Difference
Lot Area	7,194 sq ft	6,499 sq ft		13,693 sq ft	Same
Lot Width	40 ft	40 ft	80 ft	80 ft	Same
Setbacks: Front Rear Sides	20 ft 10 ft 3 ft per side	20 ft 10 ft 3 ft per side	same same 3 ft per side	20 ft 10 ft 4 ft per side	same same +1 ft per side/ -6 ft interior setbacks
Total Sq. Ft. of Setback Areas:	2,432 sq ft	2,332 sq ft	4,764 sq ft	3,647 sq ft	-1,117 sq ft (23.4% decrease)
Total Buildable Area (lot area minus setbacks)	4,762 sq ft	4,167 sq ft	8,929 sq ft	10,046 sq ft	+1,117 sq ft (12.5% increase)
Floor Area Allowed (1.5 x buildable area)	7,143 sq ft	6,251 sq ft	13,394 sq ft	15,069 sq ft	+ 1, 675 sq ft (12.5% increase)
Height	24 ft/29 ft	24 ft/29 ft	24 ft/29 ft	24 ft/29 ft	24 ft/29 ft

PROPERTY	LOT AREA	
Typical Lot in Corona del Mar	3,540 sq. ft. (30 ft. x 118 ft.)	Lot Width (facing street)
2808 Ocean Blvd.	6,499 sq. ft.	40 ft.
2812 Ocean Blvd.	7,194 sq. ft.	40 ft.
Proposed property (as merged)	13,693 sq. ft.	80 ft.
Lots within Block 34		
Largest (subject property)	7,194 sq. ft.	
Smallest (211 Heliotrope)	3,965 sq. ft.	
Average Lot Area	5,683 sq. ft.	
2800 Ocean Blvd.	6,240 sq. ft.	96 ft.
2804 Ocean Blvd.	5,830 sq. ft.	190.50 ft.
2818 Ocean Blvd.	5,703 sq. ft.	
2824 Ocean Blvd.	5,513 sq. ft.	
2828 Ocean Blvd.	4,359 sq. ft.	
2811 Ocean Lane (alley)	5,761 sq. ft.	none
2821 Ocean Lane (alley)	5,761 sq. ft.	none
211 Heliotrope	3,965 sq. ft.	
Neighboring Lots (inland side of Ocean Blvd.)		
2900 Ocean Blvd.	13,326 sq. ft.	
2908 Ocean Blvd.	10,049 sq. ft.	
3222 Ocean Blvd.	14,579 sq. ft.	111 ft.

